

## \$434,900 - 9220 172 Street, Edmonton

MLS® #E4448975

**\$434,900**

4 Bedroom, 2.50 Bathroom, 1,030 sqft

Single Family on 0.00 Acres

Summerlea, Edmonton, AB

**WALK-OUT BASEMENT! SEPARATE ENTRANCE!** This home situated in the desirable community of Summerlea w only steps to West Edm Mall. Main floor greets you with large living room & bright windows. Hardwood flooring throughout living & dining area. Kitchen has newer granite counter tops. Patio door to large & fully landscaped & fenced yard w Apple tree. Upper floor has 3 good-sized bedrooms/all w laminate floorings. Master bedroom w a 2pc en-suite. Lower level offers family rm boasts cozy fireplace/a 3pc bathrm & storage rm. Basement c/w 2nd living rm offers laminate flooring/bedrm & laundry rm. Upgrades during years: painting/kitchen granite counter tops/bsmt laminate & bathrm floorings/C air conditioning/water softener/all windows/fridge/washer & dryer/patio door roll shutters/shingles(yr 2016)/BRAND NEW garage door/hot water tank/extensive use of brick for back yard. Carpet free home! Easy access to bus route/school/Henday/Whitemud & all amenities. Perfect for live in/rental/convert to Arbnb. Don't miss!

Built in 1983

### Essential Information

MLS® # E4448975

Price \$434,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,030                  |
| Acres          | 0.00                   |
| Year Built     | 1983                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9220 172 Street |
| Area        | Edmonton        |
| Subdivision | Summerlea       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 3G2         |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                               |
| Appliances        | Air Conditioning-Central, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Water Softener |
| Heating           | Forced Air-1, Natural Gas                                                                                      |
| Stories           | 4                                                                                                              |
| Has Basement      | Yes                                                                                                            |
| Basement          | Full, Finished                                                                                                 |

### Exterior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick                                                                             |
| Exterior Features | Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick        |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                            |
|------------|----------------------------|
| Elementary | St. Benedict,Afton,Grandin |
| Middle     | St. Thomas More            |
| High       | St. Francis Xavier         |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 57              |
| Zoning         | Zone 20         |

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Listing information last updated on September 13th, 2025 at 4:02pm MDT